

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL HELD ON SEPTEMBER 17, 2008 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.

Roll Call: Mayor C. Byron Anderson and Council Members Brent Marshall, Tom Tripp, Mike Johnson, and Paul Rupp were present. Council Member Todd Castagno was excused.

Appointed Officers and Employees Present: City Attorney Ron Elton and City Recorder Rachel Wright.

Citizens and Guests Present: Colleen Brunson, J. Wrathall, John White, Deann Christiansen, Maureen Peterson, Cory Brown, Carole Bush, Lynn Bush, Launi Rael, Matt Rael, Jim Wood, Karen Kuipers, and Fred White.

Mayor Anderson officially called the meeting to order at 7:00 p.m.

AGENDA:

1. Summary Action Items

- a. Approval of Minutes of the City Council meeting held on September 3, 2008.
- b. Approval of Business Licenses (none).
- c. Approval of Bills dated September 17, 2008.
- d. Personnel Matters (none).

Motion: Councilman Johnson made a motion to approve the summary action items. Councilman Tripp seconded the motion. All voted in favor and the motion carried. Councilman Rupp asked that his vote not include voting on the City Council minutes because he was not in attendance at that meeting.

2. Consideration of Ordinance No. 2008-38, adopting a new Title 5 Chapter 2 of the Grantsville City Code, which adopts standards for the boarding of unsecured buildings.

Councilman Marshall mentioned that the proposed Title 5 Chapter 2 included in the packets did not contain the amendments that had been requested.

Motion: Councilman Tripp made a motion to table consideration of Ordinance No. 2008-38 to allow the council time to obtain and review the amendments that were proposed earlier. Councilman Rupp seconded the motion, all voted in favor and the motion carried.

3. Consideration of Resolution No. 2008-08, increasing Residential Solid Waste Collection Fees.

Councilman Tripp stated the solid waste collection fees should cover the costs of the program.

Motion: Councilman Tripp made a motion to approve Ordinance No. 2008-08. Councilman Rupp seconded the motion, all voted in favor and the motion carried.

4. Affordable Housing Presentation (Jim Wood).

Jim Wood with the University of Utah Bureau of Economic Research spoke to the council regarding affordable housing in Grantsville City. He stated he was asked to conduct an affordable housing study for the Grantsville City area. He stated the Tooele County Housing Authority is proposing an affordable housing project on Clark Street. He stated it would be a tax credit program which would provide housing to low to moderate income families. He stated the Housing Authority has proposed a 24 unit project. He stated that he has reviewed the affordable housing supply and needs in the Tooele County area, including Grantsville. He stated there is a great demand for affordable housing and the supply has not kept up with demand. He stated Grantsville needs more than the proposed development can provide, but that the 24 units would greatly improve the situation in Grantsville.

5. Discussion – Tooele County Housing Authority proposed project (Deann Christiansen).

Deann Christiansen representing the Tooele County Housing Authority presented a document to the council which is incorporated in the minutes. She stated the Housing Authority is proposing a new affordable housing project located at 334 East Clark Street, which will require a zone change, a minor subdivision and a conditional use permit. She stated many citizens have unfounded fears regarding affordable housing projects. She stated that there is a definite need for additional affordable housing in Grantsville. She stated that the Housing Authority's current affordable housing project located on West Main Street was filled in thirty (30) days. She stated that the affordable housing currently in Tooele County has shown a track record of the Housing Authority's willingness to address issues or problems that arise. She stated that every person applying for housing undergoes a background check.

She stated the Housing Authority directly manages its properties. She stated the proposed project will be close to schools, church, and restaurants and will better serve tenants.

Ms. Christiansen stated that in order for the affordable housing project to go through as planned they would need to have part of the property rezoned to a RM-15 designation with a conditional use permit. The property is currently zoned R-1-8. She stated the project would have a playground that could be used by all neighboring residents of Grantsville City. She stated they will have a maintenance building in the corner and a sports court.

Mayor Anderson stated the affordable housing project on Main Street is in his backyard. He stated he has not had any problems with it. He stated the Police Department does not receive many complaints either. He asked if the housing would be offered to local residents first. A representative from the Housing Authority stated that they cannot discriminate and applications are prioritized by date and time the application is received. Councilman Rupp asked if single persons could move in. It was indicated that there are some federal regulations, but they cannot discriminate if the person or family meets the criteria, then they can move in.

Fred White, a resident of Grantsville City asked if there were any guidelines permitting applicants that worked locally to have first priority. Ms. Christensen stated they do not have a residency qualification guideline.

6. Request for waiver City fees for a proposed assisted living facility (Janice B. Marriott).

Maureen Peterson was present and spoke on behalf of Janice Marriott. She stated that a few years ago their mother was in need of assisted living. She stated she needed continuous care and none was available in the Grantsville area. The family decided to conduct a market study that was finished in 2005 regarding the need for an assisted living facility. She stated they have property directly east of the Junior High, on South Hale. She stated the family started the project three years ago. She stated with the downturn of the economy the property value has gone down and getting bank financing has been difficult. She stated the facility would be a service to the community. She stated the facility would be closer to home and would allow families to give more personal care to their loved ones. She stated that her family would appreciate it if the council could waive some of the building fees.

Attorney Elton stated that the ordinance does allow the City Council to waive impact fees unless the project has a broad public purpose. He stated they have waived fees in the past for the affordable housing projects proposed by the Housing Authority, which is a public non-profit organization. Councilman Rupp asked how the council would justify the waiver of fees since every developer would argue that their project is for the greater good of the City. Councilman Marshall stated he does know how much the family has had to go through to get the project going, but stated that if the council approved it would set a precedent for other commercial businesses coming to the area. Councilman Johnson stated that the family could eliminate the outdoor water impact fees by using their own secondary water.

Motion: Councilman Tripp made a motion to deny the request for a waiver of fees. Councilman Rupp seconded the motion, all voted in favor and the motion carried.

7. Authorization for Mayor to transfer/borrow funds from capital improvement accounts to meet the cash needs of the City.

Mayor Anderson stated that the agenda item is requesting authorization for him to transfer or borrow funds from sewer and water capital improvement accounts to the general fund, if the City has insufficient cash to meet its ongoing requirements. The majority of the City's revenues are received at the end of the calendar year. He stated the loans would be paid back with interest when the City received the property taxes and prior to the end of the current fiscal year. He stated that the cash on hand is currently sufficient, but it could change fairly quickly. This authorization would allow him to authorize the transfer of funds if there becomes a need. Mayor Anderson stated the revenues and expenditures are currently generally within budget.

Councilman Tripp stated that we need to be concerned with the budget. He stated that revenue is down and projected the City to be in major financial troubles if the spending keeps up the way it currently was going. He stated the budget needs to be cut to reflect the downturn in projected revenue. Councilman Johnson stated that many cities have had to increase property tax because of the downturn in the economy. Attorney Elton stated the issue at hand is cash and that the budget is a separate issue that would be addressed by amending the budget to reflect actual revenues and expenditures.

Mayor Anderson stated he would be watching the cash and would not borrow unless it was absolutely necessary. He stated he plans to have a department head meeting to review revenues and expenditures and to determine if the budget needs to be amended. He stated that currently the City is doing fine. He stated he has asked all departments to delay unnecessary spending to assist the cash issue.

Councilman Marshall stated he felt the item should be tabled until the Mayor could have a meeting with the department heads. He stated that Treasurer Susan Gustin is concerned that if the City spends money now on authorized expenditures, that the cash situation would become more serious. He stated the Council needs a report from the Finance Director on what the revenue projections are.

Motion: Councilman Marshall made a motion to table the request authorizing the Mayor to transfer/borrow funds from capital improvement accounts in order to hold a department head meeting and review cash needs and the current budget. Councilman Johnson seconded the motion, all voted in favor and the motion carried.

8. Discussion – Possible upgrade of City Shooting Range for Law Enforcement use (gravel pit).

Police Chief Danny Johnson indicated that Carl Smith has offered to donate money to the City to upgrade the current law enforcement shooting range located in the City Gravel pit at the southwest end of the City. Attorney Elton indicated that the issue was whether or not the council would like the Chief to explore the possibility of upgrading the shooting range. All council members agreed they would like the Chief to explore the possible upgrade of the law enforcement shooting range and that the details of the proposal be presented to them at a later date.

9. Council Information Updates.

Mayor Anderson stated that Judge Mary Saxon is required to retire on February 27, 2009 as a result of reaching the mandatory retirement age. He stated that new Utah State Law states that beginning on January 1, 2009 a new judge has to be nominated by a County wide committee. He stated that if the City appoints a new judge before the first of the year the Mayor and City Council could decide who to appoint. The new judge would need to complete state training the first two months of 2009 and could be ready to start work on February 27, 2009. He stated there are two options for the City to Consider. One is to ask Judge Saxon to step down in December 2008 and the City would hire her back as a senior judge until February 27, 2009, if she can obtain senior judge status before she actually retires. This could possibly result in having two people on the City payroll until the February 2009. The other option is to appoint a judge after January 1, 2009 under the new law, which would result in the new Judge being appointed at a much later date, since the processes to select a judge under the new law has not yet been implemented. Councilman Rupp stated that it is important that the Mayor and City Council have the option to select the judge under the current law and that possibly paying two individuals until February 27, 2009 may be in the best interests of the City. The Mayor indicated that the salary for the new judge from December 2008 until February 27, 2009 has not yet been determined and that he would submit a proposal to the Council, after discussing this issue with the person selected to be the new judge.

Mayor Anderson stated that he is meeting with a company that is looking into locating adjacent to Grantsville City. He stated the company has narrowed their choices to three areas. He stated they would buy land and water from Chris Robinson. He stated they are looking for incentives. Attorney Elton stated the City usually provides the infrastructure under tax increment financing. Mayor Anderson stated Grantsville is a great location because of the proximity to education, airports, and freeways.

Mayor Anderson stated the Regional Sewer Study has been finished. He stated he would like to have Craig Neeley present the report to the council. He stated the cost came in at 48 million dollars. He stated there is still a lot to do to pursue a regional facility.

Mayor Anderson stated that a Distribution Center is looking at locating by the Miller Sports Park. He stated Tooele City does not want to take the wastewater and the County may allow a septic system, unless they could run a line to Grantsville City.

Mayor Anderson stated he had a meeting with UDOT and the Wasatch Front Regional Council regarding the proposed Corridor Protection Agreement for SR-138. Mayor Anderson asked the Council if they would be willing to attend a special meeting starting at 6:00 p.m. on October 1st to discuss the issues and the contract.

Councilman Marshall stated that the Grantsville High School has invited the Mayor and the Council to participate in the homecoming parade. He stated the lineup will start at the Fire Station on October 3rd at 3:30 p.m. and the parade starts at 4:00 p.m.

Approved

Councilman Tripp stated he has been attending the meetings of the Mosquito Abatement District. He stated the mosquito situation is still bad for the year and that the District is doing a good job to reduce mosquito populations. He stated West Nile Virus is showing up in the area and that there are twenty (20) different kinds of mosquitoes.

Councilman Johnson stated the sidewalk curb and gutter will soon be finished at the junior high. He also stated that Cargill is going to donate \$10,000.00 for the renovation of the ball park snack shack.

10. Adjourn

Motion: Councilman Marshall made a motion to adjourn. Councilman Tripp seconded the motion, all voted in favor. The meeting was officially adjourned at 9:00 p.m.

Rachel Wright
City Recorder

C. Byron Anderson
Mayor